

San Francisco Bay Conservation and Development Commission

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September 6, 2019

Application Summary

3000–3500 Marina Boulevard

Life Science and Office Development Project

(For Commission consideration on September 19, 2019)

Permit Application Number:	2019.001.00
Applicant:	BP3-SF5 3000-3500 Marina, LLC
Project Description:	Develop a life science and office corporate campus.
Location:	Within the 100-foot shoreline band, at 3000–3500 Marina Boulevard, in the City of Brisbane, San Mateo County.
Application Filed Complete:	August 30, 2019
Deadline for Commission Action:	November 30, 2019
Staff Contact:	Yuri Jewett (415/352-3616; yuriko.jewett@bcdc.ca.gov)

Figure 1. The project site is located at the northwest corner of the Sierra Point peninsula, shown outlined in red.



Project Overview

Project Description

The 3000–3500 Marina Boulevard Life Science and Office Development Project would develop a life sciences campus on an 8.87-acre site on the Sierra Point peninsula in the City of Brisbane, San Mateo County. The project would include three office buildings constructed above a two-story podium parking garage. The buildings would primarily be used for laboratories and related research and development activities. The campus is anticipated to serve approximately 800 to 1,200 employees.

Public Access

The project would result in the construction of approximately 70,437 square feet (1.62 acres) of new public access areas, including 48,383 square feet (1.11 acres) within in the Commission's 100-foot shoreline band jurisdiction and 22,054 square feet (.5 acres) outside of the Commission's permitting jurisdiction. The project would include a minimum 18-foot-wide segment of the San Francisco Bay Trail (Bay Trail) along the perimeter of the project site. The project would also provide fitness and recreation lawns, secondary public pathways, and amenities including seating and bicycle parking.

Figure 2. Rendering of public access areas adjacent to the shoreline, with the Bay Trail to the far right of the image. The publicly accessible area at the Courtyard Level of the campus is visible in the area between the buildings.



The project would also provide approximately 103,706 square feet (2.38 acres) of publicly accessible open space, primarily on the elevated Courtyard Level area atop the parking podium and between the office buildings. The open space at the Courtyard Level would include a public lawn, a wood deck area with planter box seating, other hardscaped areas that contain weather-protected seating, and a public restroom. These publicly accessible areas would be free and open to all members of the public during the period from dawn to dusk. The Courtyard Level would be accessible from the Bay Trail by a grand staircase and ramp that also connects to a staircase and elevator on the Marina Boulevard entrance to the campus.

Flooding and Sea Level Rise

The anticipated life for the project is 50 years. Using the methodology outlined in the 2018 California Sea Level Rise Guidance from the Ocean Protection Council and Natural Resources Agency, the project is not anticipated to experience major risk from flooding during its lifetime. Most of the project site, including the public access areas, would be raised to a higher grade that avoids projected flooding from tides and storm events through 2070. If the project and its public access areas remain in place beyond 2070, storm-driven flooding could impact the public access areas by 2100.

Schedule and Cost

The applicant states that construction is anticipated to begin in January 2020 and end in December 2022. The total project cost is projected at \$264,988,100.

Issues Raised

The staff believes the primary issue raised by the proposed project is whether the proposed public access is the maximum feasible consistent with the project, and otherwise consistent with McAtter-Petris Act and Bay Plan policies related to public access.

Staff Notes

The staff notes the following considerations for the Commission:

- **Design Review Board.** The Design Review Board (Board) reviewed the project at its September 17, 2018 meeting. The Board favorably reviewed the project and advised staff to continue to work with the project team to ensure that landscape elements, such as the fitness and recreation lawn area, be designed to feel welcoming the public. The Board also suggested that the ADA-accessible ramp be designed to encourage the public to visit the elevated open space and that clear wayfinding and signage be provided to guide users of the Bay Trail to amenities located at the podium deck and courtyard, including the public restroom. The project design has been modified in response to the Board's comments.

Applicable Policies

The following policies are applicable in the Commission's review of the proposed project:

- McAteer-Petris Act: Sections 66602 (Water-Oriented Land Uses and Public Access) and 66632.4 (Maximum Feasible Public Access)
- San Francisco Bay Plan policies on: Recreation; Public Access; Appearance, Design, and Scenic Views; and, Other Uses of the Bay and Shoreline

Exhibits

- A. Proposed Site Plan
- B. Renderings of Proposed Project